What is claimed:

1. A method and a system to appraise real estate property within all approaches used together by the means of nonlinear programming.

2. A method and a system of claim 1 wherein ranges of all relevant influence factors of all approaches used are optimized automatically.

3. A method and a system of claim 1 wherein all discrepancy or outliers of relevant influence factors are eliminated automatically.

4. A method and a system of claim 1 wherein the value range of each individual approach used is obtained optimal and automatically.

5. A method and a system of claim 1 wherein Feasibility Study is obtained optimally and automatically.

6. A method and a system of claim 1 wherein Sensitivity Analysis of the influenced factors of all approaches used together is obtained optimally and automatically.

7. A method and a system of claim 1 wherein the ranges of value of all approaches used are reconciled optimally and automatically.

8. A method and a system of claim 1 wherein several combinations of optimal influenced factors bring automatically the same optimal value ("multi solution").

9. A method and a system of claim 1 wherein the highest and best use is obtained separately for each use, optimally and automatically.

10. A method and a system of claim 1 wherein project stages considered in a specific appraisal approach are optimized automatically.

11. A method and a system of claim 1 wherein different capitalization rates considered in a specific appraisal approach are optimized automatically.